

# WHS & HANMER SCHOOL BUILDING COMMITTEE

## REGULAR MEETING MINUTES

### Monday February 22, 2016

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	x		
	J. Edward Brymer Jr., Vice Chairman			x
	Daniel Camilliere, Clerk	x		
	Frank Dellaripa	x		
	Peter Gardow	x		
	David Drake	x		
	Charles Carey			x
<b>Liaison Present</b>	Steven Barry, Council Liaison	X		
	Mike Turner, Staff Liaison	x		
<b>Staff Present</b>	Jeff Bridges, Town Manager	x		
	Mike Emmett, Supt. Schools	x		
	Tom Moore, WHS Principal	x		
	Fred Bushey, Dir of Maintenance	x		
	Lori Schroll, Admin. Analyst - Engineering	x		
	Sally Katz, Dir. Of Physical Services		x	
<b>Guests Present</b>	Rusty Malik, Quisenberry Arcari			x
	Gus Kotait, O&G Construction	x		
	Mark Jeffko, O&G	x		
	John Morris	x arrived at 6:40		

**Call to Order:** Chairman called the meeting to order the order at 6:36 p.m. in the lower level Meeting Room at the Board of Education in the Stillman Building.

#### Public Comments – None

#### 1. Approval of Minutes:

##### a. Minutes of the February 8, 2016 regular meeting.

Motion was made by Frank Dellaripa to accept the minutes, seconded by Dan Camilliere;

Discussion – none

**All present voted in favor**

#### 2A. Expenditures:

##### a. Wm. B. Meyer - Inv. #COM-141-15/10 - 1/31/16 - \$798.50

Motion was made by Dan Camilliere to pay this invoice, seconded by Peter Gardow;

Discussion – none

**All present voted in favor**

##### b. Wm. B. Meyer - Inv. # C1298 - 2/5/16 - \$1,100.00

Motion was made by Dan Camilliere to pay this invoice, seconded by Peter Gardow;

Discussion – none

**All present voted in favor**

##### c. Wm. B. Meyer - Inv. #1734 - 2/5/16 - \$516.00

Motion was made by Dan Camilliere to pay this invoice, seconded by Peter Gardow;

Discussion – none

**All present voted in favor**

**d. Eagle Leasing - Inv. #RI805165 - 1/31/16 \$350.00**

Motion was made by Dan Camilliere to pay this invoice, seconded by Peter Gardow;

Discussion – none

**All present voted in favor**

**e. Fuss & O'Neill - Inv. #0014064 - 2/1/16- \$30,214.85**

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere;

Discussion – none

**All present voted in favor**

**f. Virco - Inv. #916671023 - 1/21/16 - \$2,761.08**

Motion was made by Dan Camilliere to pay this invoice, seconded by Frank Dellaripa;

Discussion – none

**All present voted in favor**

**g. Valley Communications - Inv. #635411 - 1/29/16 - \$17,711.99**

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere;

Discussion – none

**All present voted in favor**

**2B. Contractor Requisitions**

**a. G&R Valley - Req. #00022 - 1/30/16 - \$117,976.06**

Motion was made by Peter Gardow to pay this invoice, seconded by Dan Camilliere; Discussion - none

**All present voted in favor**

**b. GDS Contracting - Req. #00022 - 1/30/16 - \$180,541.82**

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion - none

**All present voted in favor**

**c. G. Donovan assoc. - Req. #00022 - 1/31/16 - \$160,749.50**

Motion was made by Peter Gardow to pay this invoice, seconded by Frank Dellaripa; Discussion - none

**All present voted in favor**

**d. Ferguson Electric - Req. #00021 - 1/28/16 - \$133,936.85**

Motion was made by Peter Gardow to pay this invoice, seconded by Dan Camilliere; Discussion - none

**All present voted in favor**

**e. Davis Ulmer Sprinkler - Req. #00022 - 1/30/16 - \$31,657.80**

Motion was made by Frank Dellaripa to pay this invoice, seconded by Peter Gardow; Discussion - none

**All present voted in favor**

**f. Cherry Hill Glass - Req. #00019 - 1/31/16 - 36,428.70**

Motion was made by David Drake to pay this invoice, seconded by Dan Camilliere; Discussion - Frank asked if we have had any leaks, Gus and Fred said no.

**All present voted in favor**

**g. Ct. Mason - Req. #00017 - 1/31/16 - \$56,682.80**

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion - None

**All present voted in favor**

**h. SMI - Req. #00021 - 1/30/16 - \$126,587.50**

Motion was made by David Drake to pay this invoice, seconded by Frank Dellaripa; Discussion - Frank asked why the bill is so high, Gus answered it is the phase 4 demolition, just tested the old Home Ec. Area, the tests came back clean so they are good to go in this area.

**All present voted in favor**

**i. Mackenzie - Req. #00015 - 1/31/016 - \$14,753.50**

Motion was made by David Drake to pay this invoice, seconded by Peter Gardow; Discussion - None

**All present voted in favor**

**j. Baystate Elevator - Req. #00005 - 1/31/16 - \$19,239.30**

Motion was made by David Drake to pay this invoice, seconded by Dan Camilliere; Discussion - Christine asked how the new elevator is doing; Gus said it is good, just waiting for the State Inspector to come out to inspect. Christine asked if the Fire Marshal needs to be there when it is inspected, Gus replied no, he is sent a copy of the Inspector's approval.

**All present voted in favor**

**k. O&G Ind. - Req. #00028 - 1/3016 - \$99,115.00**

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion - none

**All present voted in favor**

**l. Marguerite - Req. 00013 - 12/30/15 - \$36,670.00**

Motion was made by Peter Gardow to pay this invoice, seconded by Dan Camilliere; Discussion - none

**All present voted in favor**

**m. Urban - Req. #00011 - 12/31/15 - \$58,035.50**

Motion was made by Peter Gardow to pay this invoice, seconded by Frank Dellaripa; Discussion - none

**All present voted in favor**

**2C. Proposed Change Orders**

**a. CO #22 - O&G – CM Fees Jan 2016 – 1/29/16 - \$1,676.00**

Motion was made by Frank Dellaripa to approve this PCO, seconded by Dan Camilliere; Discussion - Christine asked if the CM fees change if there is a credit, Mark said yes, they are based on the amount to take this PCO off

**b. PCO #506 - Mackenzie - Credit Auditorium Fireproofing Mezz - 10/30/15 - (\$9,450.00)**

Motion was made by David Drake to approve this PCO Seconded by Frank Dellaripa; Discussion - none

**All present voted in favor**

**c. PCO #575 - Spazzarini - Storm tie in inside courtyard - 2/17/16 - \$3,466.00**

Motion was made by Peter Gardow, seconded by Frank Dellaripa; Discussion - Frank asked if this is completed, Gus replied yes.

**All present voted in favor**

**d. PCO #574 - NT Oliva - Metal Ceiling changes to ACP - 2/17/16 - (\$38,209.00) - TABLED**

Motion was made by Peter Gardow to table this PCO, seconded by Frank Dellaripa; Discussion - Gus said he PCO is broken down for the 4 separate areas, David asked how much is the pool entrance; the cost is approximately \$10,750. Discussion ensued regarding keeping the metal ceilings in all the areas or in partial area's or to take them out completed. Fred was asked about maintenance, he answered they are easy to clean, just harder to pop out. Christine suggested that some members go to the high school and look at the areas and give their preference; we would then make the decision through emails and ratify the matter at the March 14<sup>th</sup> meeting. All present voted in favor of Tabling this PCO

**3. New Proposals -**

a. None

**4. Architect/CM**

**a. O&G Report #26**

Gus reported the following:

There is \$635,795 in construction contingency, which includes the \$38,209 credit for the PCO Tabled above and allowances of approximately \$450,000. They are going to be looking at the FF&E budget to help with some soft costs.

The 500 Level is continuing, started the framing today.

The 100 Level, they have completed the abatement in the old Home Ec room, and they will start the clean demo work in the Tech Ed wing over April break.

Frank asked about Fuss & O'Neill and their cost, they were originally budgeted for \$500,000, and as of now they are up to \$800,000, how much more does O&G project for them. Mark said based on discussions with Carlos, he projects another \$100,000 will take care of the rest of the project.

Gus said he will be talking to Carlos from Fuss & O'Neill regarding the wall outside the auditorium, SMI only went ½ way up, but Carlos wants them to go up all the way to the top, he is trying to find out answers, this needs to be finished, it can be done over April break.

Gus said he needs to schedule fire alarm test, and is hoping to do this next week.

Christine said that the Committee needs to have a conversation regarding asking the Town Council to put some money into the budget for the project just in case.

Frank asked when the anticipated date for this project being done. Mark said that he and Gus have met with the scheduling consultant and it looks like mid-November but they need to talk to the contractors to confirm with them. Steve said as soon as they confirm a date, they need to get it out to the public, since residents think the school will be completed by 9/1/16. Gus said they are combining phases which will help shorten the time. The northeast classroom phase is the last phase, and 4 phases start on June 15<sup>th</sup>. Jeff said by the time the kids get back into school in the Fall, all the punch list items need to be completed.

Gus said that Spazzarini wants to have the parking lots completed by November 1st.

**b. Auditorium Status**

Gus reported that following:

Curtains go in March 10th

He will be scheduling the elevator inspection with the State shortly

The seats were delivered tonight and another truck will be in tomorrow.

Ferguson is working on the stage lighting and the stage lighting vendor coming in tomorrow. The painting continues.

**c. Safety & Security Update –**

Christine said that an issue came up with Knox boxes and Knox pad locks. The Fire Marshal had requested 2 Knox boxes and only one was put in the plan. The second box would be at the pool entrance; it needs to be cut in but doesn't need to be wired. Christine asked who pays for this, it was in the correspondence from Planning & Zoning but it didn't end up in the design. The cost would be \$821.00 from the box, plus the mason cost. Christine asked if this is an error or omission by TO Design and if so, would Rusty pay for it. Also, is there anything else that the Fire Marshal will need that isn't on the plans?

**d. Architects Report** - Christine stated she did not receive a report from Rusty.

**5. Correspondence -**

a. Davis Ulmer Letter 2/10/16 re PCO dispute - for information only

b. Towns Response Letter to Davis Ulmer 2/10/2016 - for information only

Jeff said that Davis Ulmer is following the dispute resolution by putting the letter in that he was stopping work in that area. Jeff said he thinks the design engineer should be on the line for this cost.

**6. Committee Reports:**

**Site-work / Construction** – Frank reported that he has been able to attend the last couple of meetings. Mike Gannon was at the last meeting but at this point there isn't anything for him to do.

Mark said they are meeting with MJ Daly on Wednesday, regarding the issues with the building being too hot or cold, he said that Brian from CES will be at this meeting also.

Mark continued on to say they will be reviewing change order proposals on Friday with MJ Daly, CES and Rusty.

Peter asked if there is a defined list of things that they are going to go through, Mark said he will have a list, Peter asked that they also get target dates for when they will take care of those issues.

Gus said that Dalene did no show to do the Bench in front lobby but someone from T&T Masonry will be coming in tomorrow to take care of it. This solution is temporary.

**Communications** - Mr. Emmett said they didn't meet tonight. The first event in the Auditorium will be on March 28<sup>th</sup>, and it is the 8<sup>th</sup> Grade Parents night. He continued on to say that he had a meeting with Park & Rec's last week to discuss the building will be off line for the summer. The last day of school (if there are not more snow days) is June 15<sup>th</sup>.

**Technology and Furniture** – no report

**Energy/Commissioning** – no report

**Finance** – Christine said they met earlier this evening; the Town is going to do short term bonds on the technology part of the project. They received payment from the state in the amount of \$800k.

### **Rooftop HVAC Screening**

Mike said they are exploring 3 options; one of them is painting the units at an approximate cost of \$5000 each unit. Also they are investigating putting the screens that were VE'd out back in for a cost of \$85,000. Also, Rusty is investigating using a cell tower concealment product, which is light weight and should cost less.

Peter said that units #2 & 3 are the big ones, and #4 may not need a screen. Christine said that Rusty wants to keep that screen in.

### **7. Old Business**

#### **a. FF&E and Technology Budget Updates**

Fred said he sent an email to Virco asking them to expedite the figures for the furniture in the next phase and what is left to purchase. Mark is carrying \$1.7 million in his budget for Furniture, and Fred says he is carrying \$1.2 million in his budget which he believes he will be coming in under this budget.

Discussion ensued regarding if this line item comes in under budget, could it be used for items on the Wish List. Christine asked Mike to get the list out to the Committee to go over again.

### **8. New Business – none**

### **9. Upcoming Dates**

- a. March 7, 2016 next Town Council Meeting (Tuesday)
  - b. March 14, 2016 next Building Committee Meeting (at WHS)
- Fred will let us know what room - probably the Media Center

### **10. Adjourn - Motion was made by Peter Gardow, seconded by David Drake; Discussion - none All Present Voted in Favor**

Meeting adjourned at 8:39 p.m.

*I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.*

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**Dan Camilliere, Clerk**